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# Appendix A

## Honeygo Overlay District Concept

### A. Purpose and Intent

The H Overlay District is established to provide a unified design for all development located within the Honeygo Area as designated by the Baltimore County Master Plan 1989-2000. Architectural variation among buildings is strongly encouraged, however, all development proposals located within the H District will be subject to a uniform set of design criteria. The model being emulated is the traditional town or village. The overlay district may be applied to residential or commercial zones.

### B. Zoning Restrictions

Within a tract to be developed, at the time of development, the commercial uses allowed in the underlying zoning may be shifted without regard to zone or zone boundary within the District subject to 1) review and approval as required for PUDs, 2) the acreage of the underlying zoning and commensurate uses and density is not increased and 3) the proposed development is in conformance with the Master Plan, H District and Section 504.2 (CMDP) of these regulations.

As designated in the Honeygo Area Plan-Land Use Plan, certain areas within the H District have been deemed suitable for a small amount of commercial retail uses. A small amount of commercial use will be allowed within these designated areas.

### C. Use Restrictions

Within certain areas zoned DR 3.5 as designated in the Honeygo Plan-Land Use Plan and the CMDP, group homes (town houses) up to 40% of the total number of dwelling units provided may be permitted by right.

Back-to-back group houses are not permitted.

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### D. Performance Standards

#### 1. Site Preservation

- a. In accordance with Section 26-278 of the development regulations all historic buildings and sites shall be preserved.
- b. Other than terraced 5 foot retaining walls, no created slopes over 25% shall be permitted.
- c. Slopes of stormwater management ponds shall not exceed a two to one ratio.

#### 2. Open Space

- a. At the time of development, all environmentally regulated areas should be preserved and restored.
- b. For residential uses a minimum of 650 square feet per dwelling unit shall be provided as some form of open space, and for commercial uses at least 7% of the total site area shall be used as some form of open space. Environmentally regulated areas may not be used for this open space. The open space shall be distributed in a manner consistent with the Honeygo Plan-Concept Plan and included in the CMDP. Fees in lieu of open space shall be based upon the value of land within the subdivision. Fees in lieu of open space shall be used for park acquisition or development within the district. This requirement cannot include any environmentally regulated areas.
- c. Local open space shall be centrally located within the community and shall serve as a landmark or focal point.
- d. Open space shall be defined with landscaping.
- e. Open space shall be bordered by public rights-of-way or fronts of buildings.

#### 3. Parking

- a. Off street parking is not required. Off street parking that is provided shall only be located at the side or rear of buildings. On street parking shall only be provided parallel to buildings. Garage location and openings shall be provided as more particularly described in the CMDP.

#### 4. Buildings and Streets

- a. Buildings shall front public rights-of-way.
- b. Streets and street details as more particularly described in the CMDP, shall be classified as either Major Roads, Minor Roads, Internal Neighborhood Streets, Alleys, or Courts.
- c. The exterior of buildings shall be finished to grade. The exterior finish shall be uniform on all sides of the building.
- d. End walls of buildings shall be architecturally treated and not remain blank.
- e. Above grade (over 4 feet) decks for buildings other than apartments or condominiums are not permitted. Decks must be painted to blend with principal structure.
- f. Uniform fence detail as more particularly described in the CMDP shall be provided. Fencing provided at side or rear yards adjacent to public rights-of-way, excluding alleys, that is over 36 inches in height shall be set back a minimum of 15 feet.
- g. Uniform sign details as more particularly described in the CMDP shall be provided.
- h. Residential Transition Area requirements, as provided in Section 1B01.1B, shall only apply to structures in existence at the time of passage of this legislation.



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